

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 12

PLANNING APPLICATIONS COMMITTEE: 5th February 2020

Ward: Park

App No.: 180471

Address: 42 Bulmershe Road, Reading, RG1 8BD

Proposal: Demolition of existing garage and erection of a three storey (including basement) side extension comprising three 1 bed flats and associated car parking, landscaping, and cycle storage. (amended)

Applicant: Mr and Mrs Dillon

Deadline: 31/10/2018

Extended Deadline: 31/3/2020

Planning Guarantee 26 week target: 6/2/2019

### RECOMMENDATION:

The Section 106 Legal Agreement to Secure the Following:

#### *Affordable Housing*

Financial Contribution of **£31,359** towards the provision by the Council of Affordable Housing in the Borough, index-linked from the date of permission and payable on commencement of the development.

## 1. ADDITIONAL INFORMATION

### S106 Affordable Housing

- 1.1 As the scheme was amended during the application period, revised valuations were sought from the applicant. Three valuation estimates were received from the applicant, and further to review by the Council's Valuer, a total contribution of **£31,359** has been agreed with the applicant, which is compliant with Policies H3 and CC9. The recommendation is amended as above to reflect this, with the remaining conditions and informatives set out within the main report.

### Adaptability

- 1.2 Para. 6.18 of the main report refers to standards set out in Policy H5 for new housing, which must be adhered to unless it can be clearly demonstrated that this would render a development unviable. One of the criteria within this Policy relates to all new build housing being accessible and adaptable in line with M4(2) of the Building Regulations. The agent has advised the following in this regard:

*Due to the location and style of the existing property the proposed extension needs to be of a similar style and dimensions. Due to this*

*the proposal requires the use of stepped access to the ground floor, with access to the first floor being via the existing building, and as so is exempt of these requirements. The basement flat shares a slightly altered existing stepped access with the existing basement floor [of no.42], and so is similarly exempt.*

*All proposed bedrooms will comply with section 2.25 [of the Building Regulations] with a minimum of 750mm clear around beds. All doorway clear openings comply with Table 2.1. [of M4 (2)].*

- 1.3 In the context of the specific site constraints the proposed measures are considered acceptable.
- 1.4 The recommendation for approval remains as set out in the main report with the amendment to S106 as set out above.

Officer: Alison Amoah